

SCOTTISH DEVELOPMENT DEPARTMENT

New Towns Act, 1946

Draft
New Town (Irvine)
Designation Order
1966

*Memorandum by the Secretary of State
for Scotland*



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Draft New Town (Irvine) Designation Order, 1966

Memorandum by the Secretary of State for Scotland

Introductory

1. The purpose of this memorandum is to explain to those directly concerned and to the general public the Secretary of State's reasons for proposing the development of a New Town in the area designated by the above Order.

2. The draft Order has been prepared by the Secretary of State in exercise of his powers under the New Towns Act, 1946, after consultation with the County Council of Ayr, the Town Councils of Ardrossan, Irvine, Kilmarnock, Kilwinning, Saltcoats, Stevenston and Troon, and the District Councils of Ayr, Irvine and Kilmarnock. The area of land designated by the draft Order as the site of the proposed New Town is shown on the plan forming Appendix II to this memorandum. It extends to approximately 13,700 acres: this area includes a substantial acreage which is already built up and a number of areas which are unlikely to be developed with buildings but will be devoted to the recreational and other open space needs of the New Town population.

3. The Secretary of State has prepared a statement indicating the size and general character of the proposed New Town and has published a Notice in the Edinburgh Gazette, Scotsman, Glasgow Herald, Ardrossan and Saltcoats Herald, Ayrshire Post and Kilmarnock Standard. He has served a similar Notice on the local authorities who were previously consulted. Copies of the draft Order and of the statement and Notice may be found in Appendix I of this memorandum.

4. If objections are made to the draft Order and are not withdrawn, the Secretary of State will cause a local inquiry to be held. He will then consider the report of the inquiry before he decides whether or not to make a final Order under section 1 of the Act and, if so, whether the boundaries indicated in the draft Order should be modified in any way.

5. If it is ultimately decided to make an Order under section 1 of the Act, the planning and development of the proposed New Town will be undertaken by a Development Corporation to be appointed by the Secretary of State under the Act after consultation with the local authorities. A Development Corporation consists of a Chairman, Deputy Chairman and up to seven other members. The Secretary of State has it in mind to appoint the full complement of members; to select the Deputy Chairman and one other member from a list of names which Ayr County Council will be invited to

submit for consideration; and to select one member each from lists to be submitted by the Town Councils of Irvine and Kilwinning.

Reasons for the proposal to develop a fifth Scottish New Town

6. Scotland needs more jobs, especially in modern fast-growing industries; more and better housing to accommodate the people employed; and a better environment for them. The White Paper on the Scottish Economy* has set out a programme for achieving these aims, and the proposal to establish a New Town at Irvine is an important feature of this plan.

7. The places in Scotland where the development of industry has been most rapid have been those which could call on a great variety and diversity of labour resources, and of service facilities: perhaps the most successful are the New Towns, which have combined the commitment to house a steady flow of labour with the creation of greatly improved standards of urban environment. They have thus provided conditions attractive both to new industry and also to the young people of whom Scotland has been unable in general to retain enough.

8. The Irvine area of North Ayrshire has for some years itself been a centre of special attraction to industry. Not only has the population of the Burgh of Irvine increased by more than 25% since 1951, but the number employed in manufacturing industry in the Irvine/Kilwinning area has risen in the last 5 years by nearly 30%. Recent decisions by major industries to site substantial new projects in neighbouring parts of the landward area give further testimony to the attractiveness of the area, and it is clear that to meet existing and projected industrial developments an even larger influx of new labour will be required in the coming years. The opportunity therefore exists to combine this economic impetus with the special advantages afforded by New Towns Act powers for creating a new and pleasant modern environment on a large scale.

9. A New Town Development Corporation would be able to make substantial financial resources available from the Exchequer. They would have power to provide standard or purpose-built factories for letting at current market value rents or for sale either outright or on deferred purchase terms. Employers would thus have the certainty of the availability of new premises with access to a steadily growing labour force with housing freely and promptly provided for it.

10. To enable the New Town to make the fullest use of labour resources, in the area and beyond it, it is intended that the Development Corporation's housing programme should be devoted mainly to the support of incoming industry. If the maximum rate of employment growth is to be achieved, it is important not to restrict in any way the areas from which labour can be drawn. Accordingly, arrangements for the reception of overspill from Glasgow would not, as in Cumbernauld and Livingston, be the dominating influence in controlling the building programme, and the Corporation would not be given a specific target for the number of Glasgow families to be accommodated. It is recognised, however, that Glasgow workers have a valuable contribution to make to the expansion of Irvine and it is envisaged that, as in the other New Towns, the Development Corporation would conclude overspill agreements with Glasgow Corporation in due course. In this

*Cmd. 2864

way the contribution of the Irvine area towards a solution of the Glasgow problem is likely to be appreciably greater at the end of the day than would be practicable within the resources of the local authorities in present conditions.

Special Study of the Area by Planning Consultants

11. As a means of securing a careful study of the whole area of potential expansion the Secretary of State, in December, 1964, commissioned Mr L. Hugh Wilson of Messrs Wilson and Womersley to carry out a survey and prepare a plan providing for an expansion of population of the order of 55,000. It was indicated that the Master Plan should make provision for land uses throughout the area and for traffic movements and should include sections on population and employment structures, shopping provision and traffic projections, including a study of work journeys in the sub-region. In view of the Government's concern that information should become urgently available as a basis for decision-making Mr Wilson was asked to submit an interim report outlining the major land uses proposed, together with a primary communications network. Mr Wilson's report was received on 31st May, 1965, and has formed the basis of consultation with the local authorities. The interim report endorses the proposition that a suitable site for expansion under the control of a New Town Development Corporation exists in the area. Mr Wilson is meanwhile continuing his studies with a view to providing a more detailed plan to serve as the basis on which development would proceed.

Description of site

12. The site designated in the draft Order is bounded on the east by the Dalry-Kilmarnock railway line, the villages of Springside, Bankhead and Drybridge and the Kilmarnock-Troon railway line; on the west by the coast, the estuary of the Rivers Garnock and Irvine, the Irvine-Kilwinning railway line and the Kilwinning by-pass road; and on the north by a line lying some little distance outside the Kilwinning burgh boundary. It includes the Burghs of Irvine and Kilwinning.

The future development

13. It is contemplated that the major part of the new development would take place in an arc, about one mile wide and five miles long, lying to the east of the Burgh of Irvine and stretching from Kilwinning in the north through Girdle Toll and Dreghorn to Drybridge in the south. Within this area a series of interrelated developments would be undertaken to the highest modern standards of layout and design, with provision for segregation of pedestrians from vehicular traffic. Industrial sites would be developed at suitable points, so located as to assist dispersal of traffic and the avoidance of peak flows. A commercial centre of appropriate size and scope would be built.

14. The growth of population would create a demand for shopping and entertainment facilities which the existing centres of Kilwinning and Irvine could not meet unaided without extensive destruction of existing buildings and reconstruction of existing internal road patterns. The design and phasing of the commercial centre in the new area would, however, be co-

ordinated with renewal and expansion of the existing centres so far as physical limitations and other planning factors permitted. The new centre would be likely in due course to achieve the standing of the present centres of Ayr and Kilmarnock but these too would no doubt expand beyond their present size with the increased demand for services in the area as a whole.

15. Development of the new area to the east of Irvine would be complemented by renewal and redevelopment in the existing built up areas, by rehabilitation of derelict or unsightly sites, by a general enhancement of landscape features and by improvements to the range of social and cultural facilities available to original and new population alike.

16. This would be the first New Town in Great Britain located by the sea and consideration would be given to the possibility of improving access to the coast and providing there the recreational facilities which the situation of the town made possible.

17. Four existing golf courses are located within the proposed designated area and others are nearby. Every effort would be made to conserve these valuable facilities and to provide for other forms of outdoor recreation in step with the increase of population.

18. The Development Corporation would be expected to set aside suitable attractive sites for owner occupied houses and to provide a range of accommodation designed to attract managerial, executive and scientific workers. Apart from houses built for sale by the Development Corporation themselves sites would be available for individual owners and other private developers building to acceptable standards of layout and design.

Communications

19. The area is well served by a network of roads which provide a communications pattern into which the road system of the New Town and any other necessary new roads can conveniently be fitted. The coastal route A.78 provides a link between Greenock and Ayr: the by-pass to the south of Kilwinning has been in use for some years but congestion in the centre of Irvine is already serious and it is clear that this section of the route will need to be replaced at an early stage. The line for the proposed Irvine by-pass has been established by order and is consistent with the proposals in Mr Wilson's interim report. Preliminary study of levels and a soil survey have been put in hand for this by-pass and full preparatory work for the construction of the road will be co-ordinated with progress on the basic plan for the New Town.

20. A.737, improved in due course as necessary, will provide a link with expanding communities in West Renfrewshire, with the new airport at Abbotsinch and, via the Erskine Bridge, with the north bank of the Clyde. A.736 provides a convenient direct route, largely through undeveloped country, to Glasgow via Barrhead, Neilston and Lugton. The trunk road A.77 which is the direct route between Glasgow and Ayr via Kilmarnock, will link with the proposed south-western motorway in Glasgow. The classified road A.71 links Irvine with Kilmarnock, and from there other routes, including the continuation of A.71, radiate to the east and south-east.

21. The area is particularly well served with facilities for air travel. The existing pattern of surface communications gives easy access to domestic

flights at Abbotsinch and the international Prestwick Airport lies only a very short distance from the area of expansion. There are plans in hand to expand the facilities offered at Prestwick.

22. While the exact pattern of future rail communications in the area has not yet been determined, it is clear that the main rail centre in this part of Ayrshire will continue to be at Kilmarnock, providing a main line link to the South for freight and passenger services. Irvine and Kilwinning enjoy frequent and rapid direct rail services to Ayr in the south and to Johnstone, Paisley and Glasgow to the north.

Agriculture

23. Agriculture is recognised as a major factor in the economy of the area, both now and in the future, but the considerable employment potential of the area, which has been demonstrated by the successful industrial developments which have already taken place, must in the national interest be realised as fully as possible. With so large a project as a New Town disruption and inconvenience to agricultural interests cannot be avoided, but, if the Order is confirmed, careful consideration will be given in the phasing of development to methods whereby this disruption is kept to a minimum. As in other New Towns, the Development Corporation would be expected to advise agricultural interests as early as practicable of the extent to which they were likely to be affected by development and of the date at which development was likely to take place.

24. So far as possible steps would be taken to include or exclude all of a farm in sites to be developed, and where this was not possible to facilitate adjustments in boundaries. In consultation with the South-Western Agricultural Executive Committee, all possible care would be taken to ensure that productive units were not unnecessarily broken into, to keep units in active production until the latest practicable date and to protect them from trespass.

Acquisition of Land

25. A New Town Development Corporation has power to acquire land both within the designated area and outside it. However, the Designation Order itself confers no power on the Corporation to take over any land without first negotiating the purchase in the normal way, generally by agreement. Furthermore all acquisitions require the approval of the Secretary of State. Should it prove necessary to resort to compulsory powers, a Compulsory Purchase Order would be made, advertised, and any objections heard before it was decided whether or not the acquisition could go forward. The owner of any land included in the designated area of a New Town may require the Corporation to purchase his interest if they have not done so within seven years of the date of designation.

Planning Control

26. The statutory object of a development corporation is to secure the laying out and development of the new town in accordance with proposals approved by the Secretary of State after consultation with the local authorities

concerned. For this reason, and in view of the size of the new development proposed in relation to that of the existing centres, it seems desirable that primary responsibility for the preparation of a basic plan for the New Town should rest with the Development Corporation. The report of the Corporation's planning consultants would, however, be considered by the Corporation and the local authorities jointly before the basic plan was finalised and submitted to the Secretary of State, and close liaison would be maintained with the local authorities regarding its implementation.

27. It is intended that, in the interests of expedition and in accordance with practice elsewhere, individual development proposals by the Corporation requiring the Secretary of State's approval under the New Towns Act would not also require planning permission from the local planning authority. The Development Corporation would, however, be expected to consult the local authorities on them and the Secretary of State would consult the local planning authority formally before issuing statutory approval.

28. The Secretary of State would not propose to make a Direction requiring the local planning authority to consult the Development Corporation on planning permission applications from other parties, but would expect such consultation to be carried out on an informal basis, as in the other Scottish New Towns, in relation to planning applications arising both within the designated area and in contiguous areas. This would enable the Development Corporation, where their views were not accepted by the local planning authority, to invite the Secretary of State to call in for decision by him an application which in their opinion raised serious implications for the development of the New Town.

Public Services

29. The designation of a New Town would not, of itself, affect responsibility for provision of services which are the statutory responsibility of the local authorities and are paid for wholly or in part from local rate income. The Government would, however, take the additional demands created by development of the New Town into account when issuing capital investment authorisations, and the Development Corporation would be expected to make financial assistance available to the local authorities in relation to expenditure incurred on the provision of services in advance of the growth of the rateable valuation which they were designed to serve.

30. It is intended that the long term water requirements of the New Town will be met from the proposed Loch Bradan Regional Scheme, which will be designed to increase the quantity of water available in central Ayrshire by about 20 million gallons per day. Pending the introduction of the Loch Bradan supply, the area will be served by a limited temporary abstraction of water from the River Doon.

31. The area drains naturally westwards to the Firth of Clyde by the rivers Garnock and Irvine and their tributaries, Lugton Water and Annick Water. Existing main sewerage and sewage disposal systems are used to virtual capacity and a detailed examination of the drainage requirements of the area will be needed in order to establish how best a comprehensive sewerage service should be provided.

Arrangements for consultation and co-operation with the local authorities

32. The success of a New Town at Irvine would be dependent on close collaboration with the local authorities concerned. This would be facilitated by the inclusion of members of the local authorities in the membership of the development corporation. The Secretary of State intends that there should in addition be standing machinery for consultation on all matters of common interest to the bodies concerned, and that a series of consultative committees should be established for this purpose.

33. The primary purpose of the New Town will be to assist in promoting the growth of new employment opportunities, principally by the provision of a range of housing and associated facilities for incoming workers at all levels in accordance with a steady programme of output planned well ahead. It is essential that the substantial new development from New Town funds should be closely related to the existing communities, within which redevelopment and renewal would proceed in accordance with an overall plan designed to secure an integrated community. The function of the Development Corporation would be to take responsibility for the "growth" development, and not to infringe the established responsibilities of the local authorities in relation to needs of the present population. They could be expected, however, in the interests of co-ordination of effort, to be ready to provide technical services or to let and supervise contracts on an agency basis. It might, on occasion, be expedient for the Development Corporation to undertake development within the existing communities and, equally, for the local authorities to build in the new area.

34. As in the existing New Towns, funds would be made available to the Development Corporation to assist in the provision of amenities by local authorities and voluntary organisations in accordance with an agreed programme.

NEW TOWNS ACT, 1946—SECTION 1
DRAFT NEW TOWN (IRVINE) DESIGNATION ORDER, 1966

In exercise of the powers conferred on him by Section 1, as applied to Scotland by Section 25, of the New Towns Act, 1946, the Secretary of State for Scotland hereby designates as the site of a proposed new town All and Whole that area of land extending to 13,700 acres or thereby in the Parishes of Dreghorn, Dundonald, Irvine and Kilwinning in the County of Ayr and shown within the inner edge of the red shaded line on the Map marked "New Town (Irvine) Designation Order, 1966," and signed and sealed with reference hereto.

This Order may be cited as the New Town (Irvine) Designation Order, 1966.



Given under the Seal of the Secretary of
State for Scotland this
day of
Nineteen hundred and sixty-six.

Secretary.

Scottish Development Department,
St Andrew's House,
Edinburgh, 1.

DRAFT DESIGNATION ORDER UNDER SECTION 1
NEW TOWN (IRVINE) DESIGNATION ORDER, 1966

NOTICE IS HEREBY GIVEN that the Secretary of State for Scotland, in exercise of the powers conferred on him by Section 1 of, and the First Schedule to, the New Towns Act, 1946, as applied to Scotland by Section 25 of that Act has prepared and is about to consider the draft of an Order designating as the site of a proposed new town an area of land extending to 13,700 acres or thereby in the Parishes of Dregghorn, Dundonald, Irvine and Kilwinning in the County of Ayr, and shown within the inner edge of a red shaded line on the Map referred to in the draft Order.

Copies of the draft Order, together with copies of the Map and Statement indicating the size and general character of the proposed new town, have been deposited at the following offices, and may be inspected there without payment of fee between the hours of 10 a.m.-4 p.m. Mondays to Fridays:—County Buildings, Ayr; Council Chambers, Irvine; Council Chambers, Kilmarnock; Town Clerk's Office, Kilwinning; Office of the Town Clerk of Stevenston, Bank of Scotland Buildings, Saltcoats; Ayr District Council Offices, The Cross, Prestwick; District Council Offices, Irvine; District Council Offices, Kilmarnock, and St Andrew's House, Edinburgh, 1.

Any objections to the proposed Order must be made in writing, stating the grounds of the objection, and lodged with the Secretary of State for Scotland, St Andrew's House, Edinburgh, 1, before the 7th day of March, 1966.

In accordance with Paragraph 5 of the First Schedule of the Act, any person who duly makes an objection may, at the time of making it, or thereafter, send to the Secretary of State a request in writing to be served with a notice of the making of the Order.

If any objection is duly made to the proposed Order and is not withdrawn, the Secretary of State must, before making the Order, cause a Public Local Inquiry to be held with respect to the objection, and must consider the report of the person by whom the inquiry was held.

Dated this 1st day of February, 1966.

(Sgd.) A. B. HUME,
Secretary.

Scottish Development Department,
St Andrew's House,
Edinburgh, 1.

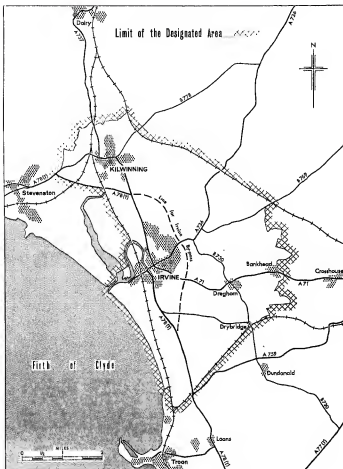
DRAFT NEW TOWN (IRVINE) DESIGNATION ORDER, 1966

STATEMENT MADE BY THE SECRETARY OF STATE FOR
SCOTLAND INDICATING THE SIZE AND GENERAL
CHARACTER OF THE PROPOSED NEW TOWN

The intention is that the proposed new town at Irvine shall provide for an incoming population of the order of 55,000. It is intended that the new town shall have a proper balance of industrial, commercial and social facilities at the various stages of its growth, and that it should be integrated into the economy of the area in which it is situated. Housing provision should be directed mainly to the general support of incoming industry: the Development Corporation would be expected to conclude at the appropriate time an overspill agreement with Glasgow Corporation.

(Sgd.) A. B. HUME,
Secretary.

Scottish Development Department,
St Andrew's House,
Edinburgh, 1.
1st February, 1966.



Site of Proposed New Town